

THE RESOURCES OF CALIFORNIA.

JOHN P. H. WENTWORTH,
PUBLISHER AND PROPRIETOR.
PUBLICATION OFFICE:
N. E. Cor. Sacramento and Leidesdorff Sts.
Terms: \$2 per Annum.
SAN FRANCISCO, JULY 1875.

READ AND CIRCULATE.
When you have read this paper preserve it and lend it to your neighbors, or send it to some friend in the Eastern, Western or Southern States, Canada, England or Europe, who will value the information it contains, and might be likely to come or send intelligent, industrious farmers to settle in California.

SAN FRANCISCO IMPROVEMENTS, AND THE REAL ESTATE ASSOCIATES.

Nothing can better attest the rapid growth of San Francisco, and the steady increase of her population, than the number and character of the buildings now in course of erection in the various parts of the city. At no time in her history has building been prosecuted with such activity as at present, nor the scope of improvement been so wide. Simultaneously with the erection of hotels of unsurpassed magnitude, and magnificence of finish in all architectural details, are seen rising edifices of increasing size and grandeur.

The city, and the surrounding country, are springing up in all directions, and their number and character of the buildings now in course of erection in the various parts of the city. At no time in her history has building been prosecuted with such activity as at present, nor the scope of improvement been so wide. Simultaneously with the erection of hotels of unsurpassed magnitude, and magnificence of finish in all architectural details, are seen rising edifices of increasing size and grandeur.

Investments in city real estate during the past six months have been on a scale of great magnitude, and a large proportion of the purchases are being immediately utilized and improved by the erection of large business houses and residences. Almost without an exception, the leading men of wealth among our citizens are the owners of splendid houses; and taking the population generally there is probably no city in the country in which so large a proportion of the occupants of houses are their own landlords. Looking to the future greatness and importance of San Francisco, land is still comparatively cheap, and the expense of building still more moderate, and it would be difficult to find anywhere, investments more immediately remunerative, and possessing in an equal degree the certainty of a steady annual increment, than the purchase of a homestead within its limits, or in its more desirable suburbs. This fact has been recognized very generally by families who have settled among us during the last few years, attracted hither by the beauty and salubrity of the climate, and the numerous safe and profitable channels for the investment of money. The operations of this class have done much to enhance and sustain the value of real estate, and increase the amount of funds available for general improvements, and for the establishment and progress of manufacturing interests.

To all classes, however, from the wealthy to the toiling many of the various social grades, San Francisco offers greater facilities for the acquisition of a home than any place of which we are aware. And this fact is due in great measure to the enlightened and energetic action of the company known as the "Real Estate Associates," and to the general effect of their example. No single organization has done so much good for the great body of the people, or given greater impetus to the improvement and expansion of the city; while at the same time its operations have been very remunerative to its own shareholders, and have earned for it a position of great and commanding importance. This association was the first to begin the erection and sale of houses on the installment plan, and by the offer of liberal terms for suitable and well constructed dwellings, buyers came forward in sufficient numbers to make their enterprise successful, and to warrant its progressive extension. In 1873, this company sold 114 houses, and 320 in the following year. During the first five months of the current year 250 houses have been built and disposed of, and 219 are at present in course of erection, all of which will find eager buyers, several having been purchased in advance of construction. The cost of these houses varies from \$3,000 to \$15,000, but the average value of purchases is about \$5,000. The usual terms of sale are a cash payment of a fixed amount, and the balance in monthly installments extending over six years, but in many instances the houses are sold for cash, and more frequently for one third to one half cash. As an illustration, we give the following facts:—The first, first cash payment, and balance payable in seventy-two monthly installments. In the case of a house and lot costing \$3,500, the first payment would be \$500, and the monthly payments \$36.06; in that of a house and lot costing \$3,500, \$700 and \$50.48; and in that of a house and lot costing \$5,000, \$1,000 and \$72.12 respectively. Not a single case of forfeiture has occurred since the company began operations, nor have they ever had to foreclose a mortgage. The value of the property sold is constantly increasing, and most of the early investments made, already show large profits. Each purchaser receives a clear deed and title to the property acquired, and therefore runs no such risk as those who buy from the old class of Building Societies, with whose solvency their own interests are involved.

A method so advantageous and absolutely free from risk, of becoming the possessor of a home in a young and growing city, where real estate values will in the future largely increase, must, when more generally known, afford additional attractions to those who contemplate settling here. The benefits enumerated extend to a large class, comprising the most desirable element in an increase of population and offering inducements to all.

BORAX.

From Eastern sources, we learn that the discovery of large deposits of borax in California, has contributed largely already to the reduction in price of this salt. It is now being found in several counties of the State, in its natural and pure state. At no far distant day the trade in borax between California and other countries will be of considerable commercial importance.

THE DRAMA—PROSE AND SONG—IN SAN FRANCISCO.

The presence in this city during the past few months of a striking array of musical and dramatic talent, is worthy of comment, as giving proof, on the part of the community in general, of a taste for art, and an appreciation of the higher order of amusements, for which they do not, as a rule, receive credit from the outside world. In the imagination of many who judge us from a distance, and whose knowledge of California is principally derived from tales and pictures of rough camp life in the early days of mining, we are still looked on as a primitive colony of pioneers, exclusively devoted to gold digging, and a loose and unscientific system of farming. It is true, that with the increase of travel which has followed the construction of the overland railroad, these crude notions of life in California, and in this metropolis, are rapidly giving way, in the minds of well-informed people, to more correct ideas. But as the attractiveness of modern capitals, and the tastes and culture of their inhabitants, are now estimated in no small degree by the nature and quality of the public recreations they afford, a glance at the opportunities offered by San Francisco in this respect will show, perhaps, towards forming a correct estimate of her position in the rank of cosmopolitan cities, than could be accomplished by grave dissertations on her commercial statistics, and elaborate estimates of the unsurpassed advantages of her geographical position.

This city has, since the commencement of the present year, had the privilege of appreciating and applauding some of the distinguished artists in the world, in the line of musical and dramatic talent, and some of their principal representatives are at this moment sojourning among us. It is assumed by critics, competent to form a judgment in these matters, that the artists in question would readily endorse the opinion, that they have seldom performed before more critical, and at the same time more appreciative audiences. The more solid rewards by which their efforts have been recognized, is a testimony of our appreciation which cannot be ignored. Among the musical artists whose presence has afforded us so much pleasure and delight, may be mentioned the names of Mademoiselle Irma de Muska, [Anabella Goddard, Carl Fornes, and Monsieur and Madame Sauret. The dramatic stars, whose performances have drawn the most enthusiastic and appreciative audiences, include among lesser lights, whose merits are widely acknowledged, names so universally famous as those of Januschek and Ristori. Such a combination of talent can, as a rule, only be witnessed in the older centers of civilization. But San Francisco has now taken rank among the cities in which artists of universal and established reputation subject their merits to the test of popular recognition, in the world—travel which is now in vogue among them. An advantage, hardly to be well estimated, thus accrues to us of witnessing the highest development to which art has attained in two of its most important branches. It is generally understood that two of the artists above-named have decided on taking up their abode among us, and devoting the time to the instruction of the higher branches of music. The attractions of our climate, and the beauty of the scenery within easy access of the city, are stated to be the primary causes of this determination; but no doubt the perception of a large scope for artistic usefulness in a congenial field, exercised its due influence in forming a decision. The study of this art is carried out in San Francisco to an extent not exceeded in any community of like importance, and equalled by few of those possessing greater advantages for its prosecution. The general cultivation of vocal music in this city is practiced to an extent that would meet the approbation of Ruskin himself.

Apart, however, from the occasional visits of famous musical and dramatic artists, San Francisco can boast of local social companies of very high merit. The performances at our leading theater—California—are, as a rule, excellent, and the variety of pieces produced, from the more popular plays of the classic drama down to the latest novelties, afford ample gratification for the taste of all. It may indeed be said that, with the exception of opera of the highest class, the lovers of musical and dramatic art can find in San Francisco much to admire and enjoy. The tastes of our people are such that, with our progress in wealth and prosperity, the cultivation of art will keep equal pace.

FARMERS OF SMALL MEANS.

California holds out many inducements to immigrants of small means, who may wish to engage in farming. There are fine agricultural lands, still unlocated, in the coast and mountain counties, which are admirably adapted to a diversified system of tillage. The soil is usually rich and fertile to the very summits, and even over the steep and rocky places there can be found good pasturage. Nearly all of this land can be broken up with ordinary plows and sown to the cereals and tame grasses, or cultivated in cotton, ramie, hemp, etc. Much of it is also adapted to the growth of all the semi-tropical fruits. While the rich lands in many of the great valleys bordering the large rivers may be nearly all occupied, there are good chances left in the up-land districts for procuring lands at low rates, which will, by perseverance, patient labor, energy and brains, make comfortable homes. Some of the superior natural advantages of a mountain home are: pure air and running water; timber and wood; sheltering hills and rich, sunny garden spots; broad ranges for stock, and an independence from droughts that so seriously affect the lower valleys every few years. We are reliably informed that not one-twentieth of these lands is under any kind of cultivation—not one-fifth is occupied—and not more than one-half is located. There is no question, but all such lands in the State will, in a few years, be transformed into farms, under a high state of cultivation. All through the gold sections, in the Sierras, there are innumerable basins, or small valleys, of rich agricultural lands, which can now be taken up by anyone who may wish to settle down and found a home. We say, then, to the immigrant of small means, that California offers you inducements that no other State in the Union, or country in the world, can offer. Here, you can lay the foundation of a permanent home, with the certainty of, at least, a competency, and, in all probability, a fortune.

"THE NAPA REPORTER."

We notice flying at the head of this old and highly popular paper, as editor and proprietor, the name of our most esteemed friend, Geo. W. GERR, formerly of the San Francisco Herald. The Colonel is justly entitled to a large measure of credit for the valuable services he has rendered the State, in making known abroad, as editor of the Herald, and through communications to the Eastern press, the superior advantages California possesses, in point of climate, soil, and general productiveness. As Napa is one of the richest counties in the State, and has, also, one of the most appreciative and intelligent communities to be found anywhere, we have no doubt but the Reporter, by the ability of its editor and liberality of its patrons, will soon double in circulation; and by making known its resources and attractiveness, greatly aid to the population of that county. We wish the Reporter the greatest possible success.

MOHAIR AND THE ANGORA GOAT.

The multiplicity of the resources of our State, and the almost inexhaustible number of facilities offered for the development of our domestic industries, are the subjects of our daily consideration, and the fostering of every branch of industry, render a discussion of the matter in a practical manner a somewhat difficult task. At the outset we are met with a complexity of material upon which to work; and the entirety of the intrinsic worth of our Commonwealth can only be fairly discussed by segregating the great mass, and presenting the various branches of industry separately and distinctly as possible from every other. One of the most inviting opportunities for industrial enterprise that is presented by our State is the raising of the Angora goat. A few of our enterprising citizens attempted the experiment some few years ago, and their efforts have been rewarded with a success far beyond their expectation at the outset. In 1867, Mr. Nathan Gilmore, of El Dorado county, made the study of this subject a specialty, and becoming associated with Mr. W. H. Greg, in a comparatively small way, began the experiment of importing the pure breed. The result of their efforts shows that, in many localities in the State, the demand for mohair is so great, that the introduction of these animals, for the emigration in this branch of business. There are many sections wherein the land is comparatively unproductive; for instance in the foot-hills—land that can be purchased for almost nothing, that is to say from one to a quarter dollar to five dollars an acre, and can be made highly remunerative by the introduction of these animals. In these sections the climate is so equable that housing is scarcely needed, and the providing of winter food is wholly unnecessary. Indeed, it may be said that there is not a county in the State in which the raising of Cashmere will not prove in the highest degree productive. The result, the experience of Mr. Gilmore, demonstrates that he is not a visionary; and besides this, we will suggest to the immigrant who desires to make an investment of his capital that will prove remunerative, that there is a market in every portion of the globe for the product of his flock of Angora goats. So long as the manufactured article is in demand, and will ever be, the profit can be accurately estimated upon every year's investment in this branch of industry. To look at the facts, we will suggest that while the conclusions deduced from a mathematical demonstration of actual practice may to those wholly unacquainted appear exaggerated, we will vouch for the statements made; and we do not hesitate to assert that a more profitable branch of industry is not offered in our State than this. There have been many errors made in the introduction of this business, which is but natural in the inauguration of a new enterprise; but the experience of several years, together with that of those who are from the day of its introduction, practically acquiesce in the fact, that a man can have capital enough to purchase one hundred and sixty acres of land at six dollars per acre. Such land for agricultural purposes may be utterly worthless. Such tracts can be stocked with our common goats, and by the introduction of a few fine breeds a fortune can be realized in a comparatively short time. There are many sections of land in this State that can be purchased for three or four dollars per acre that are good for nothing else but the raising of goats. Native goats can be purchased at one dollar to a dollar and a half per head. A section of the poorest land will support one thousand head, with an expense of about two hundred dollars per annum for feed, and five hundred for herding. The income from this stock is three-fold in its character. In the first place, there should always be preserved a preponderance of ewes. The male kids furnish food for the proprietor. The pelts are valuable for the manufacture of hats, and if desirable, milk from the ewes. The pelts are worth at any time from 75 cts to \$5 each, according to quality. In arranging a stock for profitable culture there should be at least one buck for one hundred and fifty ewes—taking one year with another the product will be, one kid per year, about equally divided between bucks and ewes. To improve and perfect the stock finally, this proportion should be preserved, and breeding should be always from pure stock. The cost of a pure buck, of imported breed, is from \$150 to \$200, and the Mohair alone is worth at all times from \$2 to \$4 per goat. Thus it is easy to perceive wherein the profit lies. Goats should be selected as to crossing the blood. The fourth crossing produces an issue of fifteen-sixteenths purity, and of course the greater the purity the finer the fleece. In regard to localities for the raising of goats, it may be said that the most undesirable for other purposes are oftentimes the best adapted to this purpose. At El Dorado, and seven hundred feet above the sea level, the climate does not affect them and the crop is a certainty every year. There is not a county in the State in which this branch of industry cannot be presented with highly remunerative results. It must be remembered that there is no limit to the market, and it can be perceived that the remuneration is great for a small amount of money. The goat is a creature that hides of the first crossing will always bring in any market at least 75 cents. The hides from this class without the hair is marketable for either shoes or gloves, and when properly tanned is far superior to ordinary calf for book binding. To make a more practical statement suppose an immigrant with two or three thousand dollars in cash desires to enter upon this business. He purchases one hundred and sixty acres of land at \$3 per acre. The land costs him \$480. Four hundred native goats will cost him \$400. A pure bred buck will cost \$200 more, or a total of \$1080. The herding will cost him about \$500 per year, which makes his first year's cost \$2080. To improve and perfect the stock, from kids, pelts and increase of stock, cannot be less than \$500 the first year. The second year will be far more remunerative, because if care is observed in breeding, the improvement in stock exceeds the cost in a rapidly increasing proportion. The second crossing of the breed produces a three-fold increase in the value of the goat, from \$2 to \$3 in any market. The third crossing will produce a three-fold increase in value, and is in demand for furs. To exemplify the remarks above made, we will quote from Mr. Gilmore, the pioneer in the introduction of this feature in the commerce of our State. His experiments and investigations demonstrated that "the goat and pelts, bushy foothills, and rough mountains of the entire Pacific Coast are well adapted to their successful growth has been fully demonstrated by actual experience, as they are now flourishing from Oregon on the north to San Diego on the south—the shores of the Pacific to the seagull's wing of Nevada, numbering nearly 100,000 head of land, over 40,000; and that there is enough of barren waste land on our coast that is adapted for no other domestic animal, except the goat, on which millions of them could be raised free of cost, except for the purchase of the goats, the employment of a herder, and the building of a small cabin, and the erection of a cheap corral and cabin, any intelligent person acquainted with the character and extent of the country and the habits of the animals will readily concede."

In addition to this it may be said that there is scarcely a locality on this side of the Rocky Mountains where the raising of goats could not be prosecuted with a great degree of profit.

PERSONAL.

Z. B. STONE, Esq., editor of the Vox Populi, published in Lowell, Massachusetts, paid us a visit a few days since. Mr. Stone will remain in California for several weeks. He has read a great deal about us, and is desirous of seeing for himself and as he sees us he will write. We extend to him a hearty welcome, and will endeavor to make his sojourn pleasant. WM. H. MILLER, Esq., editor of the Record-Union, paid our sanctum a visit, on the 29th, which we enjoyed very much, for he always has something refreshing to say.

J. A. WOODSON, Esq., one of the editorial staff of the Record-Union, favored us with his benign countenance, looking as demure as a quakeress, with that same good old smile, which makes him welcome wherever he goes.

IMMENSE FIELD.

We give the following, for the information of some of our incredulous Eastern readers:—Seven miles west of Marysville, thirty-five thousand pounds of potatoes were grown to the acre. When you farmers in the East can equal this yield, advise your friends to remain away from California—best not until then.

THE MAGNIFICENT VALLEY OF THE PACIFIC COAST.

The farmer who emigrates to the New England States knows well enough in advance that mixed husbandry will be his business and he will know himself but little with the machinery necessary for carrying on any special branch on a large scale. The farmer who emigrates to Illinois expects to till broad acres or fail of making a living. The farmer who emigrates to Minnesota knows that fruit-culture will not be his business there. And, generally, each section has its peculiarities which restrict the range of the industries within certain limits.

California, on the contrary, seems to have been created to be an empire within itself. It furnishes out of its own resources every thing necessary to civilization except Cardigan grays and sea-serpents; but it atones for its deficiency in these particulars by furnishing the East with Olives. The farmer who emigrates to California needs to know to what part of the State he is going before he can tell what his business will be. If his specialty is dairying, he may go either to the coast counties or to the reclaimed lands. For wool-growing, he may go to the mountains for cheap pasture. For vine-making, he may go to the foot-hills. For fruit-raising, he may go anywhere so that he only keeps near an accessible market.

But the great valley of California, the magnificent valley of the San Joaquin, what is it good for? The stockman said it was good for stock-raising. When the land became too valuable to permit of its being longer used for that purpose, the grain-raiser said it was good for wheat and barley. The long, dry summers came again and again, and told the farmer that he was trying to monopolize too much of this Eden-like land. The farmer who found that where the cattle had run and the heavy grain machinery had been operating he could raise the highly-prized fruits of commerce. Then the stockman came again, bringing water in canals from the neighboring hills, and said that with irrigation they could raise ten times as many head on the same acres as they could before. Then the grain-raiser tried irrigation, and he found that he had been employing his capital on too much land. And now they all know what the San Joaquin valley is good for. It is good for a dense population on small farms. It is good for raising two double crops on a small acreage by means of good tilling and irrigation. It is good for practicing the sowing system and thus raising choice high-priced stock. It is good for raising fruit for commercial purposes, making each acre pay from \$250 to \$2,000, clear profit, in products like raisins, dates, prunes, figs, oranges, lemons, almonds, walnuts and a hundred other things that the commercial world is hungry for and with which it has never yet been fully supplied. It is good to support a dense population of prosperous, happy, healthy people; to attract invalids and pleasure-seekers; to be the wonder and admiration of the world for its broad plains, and for its surroundings, and it is destined to be the seat of the greatest wealth-producing industries in the world. Other countries have Malaga, Smyrna and other special gardens, but none have had such extent and with such accessibility to all the requirements of civilization as California's magnificent valley, the great San Joaquin.

SANTA MONICA.

Of all the land schemes of the day, whether cities or colonies, none seems more pregnant with the elements of success than the extensively advertised "coming city" of Senator John P. Jones. It is not often that beauty of scenery, fertility of soil, and commanding commercial position are found in one locality; and when they are found, it does not always happen that such localities fall into the hands of men of large enterprise and capital.

This rare combination of natural resources, this partnership of undeveloped riches, with enterprise and power, seems to have been achieved at Santa Monica. We are not quite prepared to endorse the enthusiastic prophecy of the promoters of the new city, that it will have "a population of 25,000 people in three years, and of 100,000 in ten years;" but we can see no impediment in the way of its becoming a large and prosperous town. There are but few places in California where the coast range of mountains thus so approach the sea as to entirely shelter the ocean valleys from the northern and eastern winds—Santa Barbara is one such place, and Santa Monica is another. The ocean current which sweeps down from the north, so as to make sea-bathing in this altitude rather uncomfortable, even in the summer months, appears to bend to the west again about Point Conception, leaving the water of the bays and harbors below that point to the gentle influence of the sun, and so giving to the people of our southern coast a six month's lease of warm salt water baths. With the growth of population and wealth this State must have its "Long Beach," and Santa Monica with her bold bluff and beautiful beach claims to supply this need.

Not are the commercial pretensions of the "Coming City" to be disregarded. Of course, San Francisco will always be the New York of the Pacific but there may be Baltimore, and Norfolk, and Richmond, nevertheless, and Senator Jones's bantling asserts some pretty strong claims to a front rank among the secondary cities of California.

The Hon. John P. Jones, in connection with T. W. Park and Mr. Duncan of the New York banking house of Duncan Sherman & Co., has gained a controlling interest in the Panama railroad, and we learn that it is a part of the same plan to construct a road from Santa Monica to the city in the Mojave valley, connecting with the Texas Pacific, and with the Utah Southern. If this scheme is carried out, full fulfillment Santa Monica would be the practical terminus of the great Southern trans-continental road, and would also be connected with the Union Pacific at Ogden. But whether this be done or not the road running to Independence, Panamint, etc., will furnish abundant traffic to support a thriving city. We learn that Senator Jones intends to have the cars running into Los Angeles next month and to Independence by January next. Iron and cars for the first division have already left New York, and the wharf is completed at Santa Monica, and steamers are stopping there.

The question of whether there is a good harbor at Santa Monica or not we do not propose to discuss. Time will tell, but it occurs to us that the parties who have invested one-half a million dollars in the Santa Monica enterprise must know what they are about. We regard the enterprise of Senator Jones as of importance to the development of our resources and we wish it all possible success.

DRY IRRIGATION.

An intelligent farmer of Colusa county informs us that the new system of wheat culture, now so largely adopted, will insure a full wheat crop, nine years in ten, on the greater part of the land in California. It is the simple process of dry irrigation, or summer fallowing. The San Mateo Gazette some time since stated, that a farmer on the Woodham Ranch, La Ronda Creek, raised last season seventy-two bushels of wheat to the acre on a field of twenty acres. His oats and barley were equally good. The secret of the success, remarks the Gazette, was in plowing deep and seeding regularly.

WHEAT-GROWING.

The large proceeds from the sale of wheat in the last two or three years have contributed greatly to the present abundance of money in California. In two years, ending with June, 1874, says a good authority, the amount of money realized for wheat, alone, was, in round numbers, \$10,000,000, which, has enriched nearly all parts of the State, and added to the immense production of the mines in this State and Nevada, only two of which gave \$30,000,000, against very little in the two previous years, making of wheat and the produce of two mines only, a result of \$70,000,000 in two years, against \$16,000,000 from the same sources in the two previous years. This, when added to the receipts from the same sources, for the last twelve months, with those of other branches of agriculture and other mines which have also produced largely, shows a very large addition to the money capital of the State.

CALIFORNIA STATE LAND AGENCY.

No. 405 Kearny Street, SAN FRANCISCO, CAL.

TO CAPITALISTS—THE GRANDEST OPPORTUNITY EVER OFFERED IN CALIFORNIA—NEARLY 5,000 acres of fine Reclaimed Swamp, or Tule Lands, as there are in the world; no damage from floods, the Levees being perfectly secure. Sections of land of similar quality, through San Francisco, 1,000 acres of fine alluvial land, that will sustain 20 sheep to the acre, through the whole year. This land is without doubt among the best in the world for all kinds of grain, timothy, clover, alfalfa, prairie, tobacco, etc. Potatoes yield in great abundance; wheat yielding as high as 75 bushels to the acre. The place must be seen to be appreciated. Will sell, with the place, over 4,000 blooded sheep, 100 horses, about 1,000 hogs, and all necessary farming implements and tools. The water is good, and will pay for the property—Price \$125,000.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

WATER MILL IN CALIFORNIA FOR SALE. Located in the best wheat growing section in the world. The mill is of stone, two and one-half stories high; a stone warehouse with a capacity to store 3,000 tons of wheat, and another stone building of similar capacity for storing flour. The dam is of stone, with rock bottom and sides, is 250 feet wide, and will last centuries. A good frame house, and new large barn with forty acres of land, well stocked with fruit and vines, are included with the property. There is market at the mill for all the flour produced. The mill has four runs of three and one-half feet O. & S. French Burrs and all modern improvements in mill machinery. The power is sufficient to add woolen mills or other manufacturing enterprises. REASON FOR SELLING: The present owner has other large interests demanding his constant attention, so that he cannot devote the time and labor to the business himself which is the reason for selling. Terms \$100,000 cash, balance on time to suit.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

3,000 ACRES, NEAR SANTA ROSA. Rosa, Sonoma County; fine agricultural land; good house, barn and vineyard, and a good crop; all for the above price—a rare bargain.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

1,800 ACRES, NEAR DIXON, SO. CALIFORNIA. All level valley land; yield 30 bushels per acre this year; house, barn and out-buildings; fine garden; nicely fenced; fine water; half mile to school; all this is a splendid buy and grain ranch—half cash, balance on time.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

1,300 ACRES IN SOLANO COUNTY. 141 miles from town and about 4 miles from sea; small barn, corral, etc., all level land; 50 acres choice soil; this is a positive bargain.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

1,500 ACRES NEAR SANTA ROSA. Sonoma County; 2 miles from agricultural land; well improved; good house, barn and out-buildings; fine garden; nicely fenced; fine water; half mile to school; all this is a splendid buy and grain ranch—half cash, balance on time.

W. M. BRANDON & CO., 405 Kearny St., SAN FRANCISCO, CAL.

W. M. BRANDON & CO. have 600 improved farms and 1,000,000 acres of unimproved land in every desirable county in the State, which they will sell on easy terms. If you want farms or city property, apply to, or address, W. M. BRANDON & CO., California State Land Agency, 405 Kearny Street, San Francisco, California.

OCCIDENTAL AND ORIENTAL STEAMSHIP COMPANY FOR CHINA AND JAPAN. LEAVES WHARF CORNER OF First and Brannan Streets, at noon, for YOKOHAMA & HONGKONG, connecting at Yokohama with Steamers for Shanghai.

Thursday, July 15th, 1875. FOR FREIGHT, apply to General Office, Room No. 51, Railroad Building corner Fourth and Townsend Streets, or to the Pacific Mail Steamship Co's Wharf.

Cabin plans on exhibition and passage tickets for sale at No. 3 New Montgomery Street.

The OCEANIC will be followed by the HELGIC, sailing August 16th, and the GAELIC, sailing September 16th.

For further information enquire of GEO. H. BRADBURY, Room 51 R. R. Building, Corner Fourth and Townsend Sts.

THE MARKET STREET BANK OF SAVINGS, Office, 634 Market Street, (OPPOSITE THE PALACE HOTEL.)

R. P. BRUNNER, President. W. H. HANCOCK, Vice-President. THOMAS B. LEWIS, Secretary.

BOARD OF DIRECTORS:—R. P. BRUNNER, H. J. McLELLAN, J. M. LAMONT, J. F. WILKINS, J. P. FIDELL, J. P. LAMONT, H. H. ROBERTS, THOMAS B. LEWIS, EDWARD DAVIS, JOHN R. GARRISON, W. H. HANCOCK.

Interest allowed on all deposits remaining in Bank over thirty days. All monies deposited without special agreement subject to withdrawal at any time. Loans on endorsed commercial paper and available collateral. Bank hours from 9 o'clock A. M. to 4 o'clock P. M., except on Saturdays when it will be kept open for the accommodation of depositors until 3 o'clock P. M.

PACIFIC TRANSFER COMPANY, CAPITAL, \$100,000. Checks and weights baggage at hotels, residences and offices of the company. Transfer trunks, merchandise and parcels from one part of the city to another. Transfer wagons deliver baggage from all incoming and to all outgoing trains and boats. Freight delivered and shipped promptly, when Bills of Lading or orders are left with, or consignments made to the company. Charges advanced on re-shippments and deliveries made with dispatch. Office: Oakland, Brooklyn & Alameda Baggage and Freight Express.

OFFICE, 110 SUTTER STREET, OPPOSITE LOCK HOUSE, SAN FRANCISCO.

CUT THIS OUT! Pebbles! Pebbles! In Rubber eye-glass frames, \$4.00; in Tortoise shell frames, \$5.00; in Gold eye-glass frames, \$10.00; in Steel spectacle frames, \$4.00; and in Gold spectacle frames, \$5.00. They are warranted of the finest quality of Pebble Lenses.

R. M. EDWARDS, 508 and 510 Montgomery Street.

LAND MORTGAGE CHARGE AND SAVINGS BANK, 51 California Street, San Francisco. Capital \$250,000. Makes no charge for pass-books; allows interest from day of deposit; and pays dividends on deposits every three months. JOHN T. CARTER, Secretary.

THE CALIFORNIA POWDER WORKS.

Santa Cruz Gunpowder. HERULES AND MINING POWDER. SUPERIOR SPORTING POWDER. Pacific Rifle and Pistol Powder. SHOT, ROUND GRAIN, CAPS, BRIGHT GLAZE, WADS, IN IRON AND AMMUNITION, WOODEN KEGS, FUSE, Etc.

PRINCIPAL OFFICE, No. 314 California Street, SAN FRANCISCO, CAL.

FIREMAN'S FUND INSURANCE COMPANY, OF CALIFORNIA, Assets, April 1, 1875, - \$700,000.

LOSSES PAID SINCE ORGANIZATION, \$2,396,273.13. Of which nearly SEVEN HUNDRED THOUSAND DOLLARS were promptly paid in the great Fire of Chicago and Boston, in 1874 and 1875.

By a judicious Distribution of Risks ON MODERATE RATES, The Fireman's Fund avoids the HEAVY CONCENTRATION OF LOSSES which has proven so disastrous to Companies and Policy-holders, and is enabled to furnish FIRST CLASS INDUSTRY, which is THE ESSENCE OF THE INSURANCE CONTRACT.

This, with the economical management, equitable rates, and prompt and honorable settlement of legitimate claims, has placed THE "FIREMAN'S FUND" of California, IN THE Front Rank of Reliable Companies.

EASTERN DEPARTMENT: SKEEL & BOUGHTON, MANAGERS, 176 BROADWAY, NEW YORK.

WESTERN DEPARTMENT: THOMAS S. CHANDLER, MANAGER, 49 LA SALLE STREET, CHICAGO.

OREGON BRANCH: ED. HALL, MANAGER, PORTLAND.

COLORADO BRANCH: WANLESS & PATTERSON, MANAGERS, DENVER.

ALPH. STAPLES, President. ALPH. HULL, Vice President. GEO. D. DOREN, Secretary. WM. J. BUTTON, Assistant Secretary.

GOOD OPPORTUNITY. IRRIGATED LAND FOR SALE.

A Splendid Farm, CONSISTING OF 2,563 ACRES. Choice alluvial land, all under fence, with large Barn, Dwelling House, Blacksmith's Shop, &c., &c., complete. TITLE—U. S. PATENT.

This desirable property is irrigated by a canal from King's River, and perpetual water for the whole tract will be sold with the place. The water is of the finest quality, and is reached in eight hours from San Francisco, and is three miles from the county seat of Fresno.

The land is a rich alluvial of great fertility, and raises large crops of cereals.

Cotton, Corn, Tobacco, AND EVERY SPECIES OF VEGETABLE. At all seasons of the year, 1,500 acres is now sown to wheat. This land, with full force of constant irrigation, will raise large crops of alfalfa, which grows with astonishing rapidity, and will maintain 25 to 30 sheep per acre. For terms and particulars apply to A. Y. E., at this office.

IMMIGRANT BUREAU. TO IMMIGRANTS SEEKING HOMES, LABOR AND INFORMATION.

At a meeting of prominent citizens held in San Francisco, the undersigned Committee of five was appointed, for the purpose of forming a Bureau to aid immigrants, who are arriving in large numbers, to find homes and employment. Such a Bureau has been created under the supervision of said Committee, and it is to be sustained by the gratuitous contributions of citizens.

There is ample room in our State for all that are arriving to find homes, and there is plenty of work for willing hands to do.

To those seeking agricultural pursuits, our broad plains and fertile valleys offer all that may be anticipated.

To those seeking grazing lands, our mountain regions and river bottoms will furnish abundant feed for grazing purposes.

Our irrigated districts, to those accustomed to raising corn and other spring grain and

HYDRAULIC MINING.

The Future Source of California's Gold—The Coming Industry of the State—Immense Deposits of Placer Gold in Plumas County.

A special correspondent of the *Alta California*, writes from Dutch Hill, Plumas county, as follows, concerning the placer mining operations by modern hydraulic engineering:

I shall endeavor to point out some of the interesting features of a large mining operation, located on Dutch Hill. The name of this company, which is now carrying on very extensive operations, is the North Fork Mining Company; the ground is located on what is better known in this country by old miners as Dutch Hill, and is distant ten miles south from Prattville, on the north bank of the North Fork of Feather River, and sixty-five miles northeast from Chico. The elevation above tide level is 5,000 feet. To all old and well-informed residents of this State, this country is known to be very rich drift ground, and hundreds of thousands of dollars have been taken out within the last twelve or fifteen years by drifting portions of the ground and hauling it a mile or a mile and a half to where water could be obtained, for washing out the gold. The great deal of mining has been done by catching snow water, and by sluicing during the spring of the year. This crude style of mining, in this section, has paid the miner well, and many have made small fortunes by this method of working. The North Fork Mining Company has been recently organized, and is principally owned by several citizens of Sacramento. The company has already expended in buying water and opening their ground, the sum of \$250,000, and the prospects of effective working and successful developments are most favorable and satisfactory. The ground is admirably located for hydraulic mining, and comprises 450 acres of land in a compact body. The Feather river runs around two sides of the company's land, and its present bed is at least 800 feet below the banks of deposit or pay ground. A great advantage arising from the location of this ground is to be found in the extraordinary facilities for dumping the gravel into the Feather river, which, as above stated, nearly surrounds the company's land, thereby affording means for speed and most effective work. No piece of hydraulic ground in the State has better natural advantages in the respect named than that belonging to the North Fork Mining Company. The geological formation of this ground is of the same character as that of Providence Hill, to which I referred in my last letter, and is pronounced more favorable in all respects.

For a better understanding of the peculiar features of this valuable mining ground, I will give a short description of the general features of the locality. The headwaters of the north fork of the Feather river rise in a basin formed by two parallel ridges of the Sierras. The average height of the easterly ridge is 12,000 feet, and of the westerly ridge 8,000 feet. Between these two ridges is a comparatively level tract known as the Big Meadows, 5,000 feet above the level of the sea. Through these meadows flows the north fork of the Feather in a southerly direction.

The main formation of the country is slate, and through this slate, running east and west, is a distinctly-marked mineral belt, carrying gold-bearing quartz in bunches. The area enclosed within these mountain ridges must have been, in some far-distant age, a great lake, whose overflowing waters formed the north fork of the Feather. The top of the mountain, which is about 800 feet high, must have been much higher than at the present day, for the continuous flow has cut a channel 1,000 to 1,500 feet below the table lands of the river banks. In the great gravelly tract, known as the Big Meadows, is to be seen the debris washed down by the floods of thousands of years. In the passage of these waters from the basin in which pre-Adamite times, they were confined, they ran over the mineral belt, which we have spoken of, decomposing the soft slate and releasing the lumps of quartz. These in their turn have been rolled, powdered and ground along the torrent bed until disintegrated, where their contents of gold and silver, and other minerals, are of to twenty ounces, have been released. As the lighter particles, sand and gravel, was carried toward the Sacramento valley, the gold lumps, and other contents of the debris, and the current, the bars of the great river have been worked over four or five times, always with valuable results, and every forty-nine remembers the fortunes that were made in this way. These men, in their turn, have been compelled to deliver up to human labor the accumulation of centuries. These miners, however, had no means of going deeper than the level of the receding waters in the dryest years. The deep channels have been worked to this day. At the time of the up-heaval of the mineral belt, it probably stood up two or three hundred feet above the adjacent soil, on the southerly side. The wearing forces of millions of years, and the action of ice and craggy surfaces, until at its base there was formed a great plateau of hundreds of acres of debris from ten to one hundred feet thick, sloping towards the south. It was from the river, when the water was 800 feet higher than now, cutting the easterly and southerly edges of this plateau, that the historic wealth of the bars of the old North Fork came. The theory that this mineral hill was the source of all the gold taken from this river is proved by the fact that while below the crossing place the metal was found in abundance, the most promising bars above that place hardly yielded a trace to the prospector. If nature's sluicing of the edges of this gold-bearing plateau yielded so many millions to early miners, and if the gravel beds sixty or seventy miles below, yield so richly in wash gold to the Oroville companies, what must be the wealth of the greater space, yet untapped, except where the streams of the hydraulic miners of the North Fork have begun to lay bare the bed-rock? Away from the sources at Oroville, one company, the Spring Valley, is taking out of the bed-rock, and yielding \$75,000 a month, during the season. The largest gold brick ever made in California came from this mine. The Cherokee, another prosperous mining company in the same neighborhood, is doing equally well. As I have said, the bed-rock of the North Fork Company is 450 acres in extent, and reaches from the bluffy banks of the river on the east and southerly sides to the foot of the mineral belt. Its greatest depth is half way from the belt to the river, where the bed-rock is 100 feet below the surface, the whole mass between being pay dirt from top to bottom, and richly mixed with decomposed quartz. Near the north edge of the mineral belt, the sand and gravel, the bed-rock, incline upward, and though the depth of pay dirt is less the wealth of gold contained in it and lying immediately on the bed-rock, is greater in proportion. A ton of dirt here, which is so shallow, yields more highly, but a foot of ground nearer the river bank yields more tons of pay dirt. A great deal of this rich dirt has been carted to the river for washing, and yielded \$100 to the load. In one place, a man, who is known to your correspondent, at the bottom of a little hole not ten feet deep, scraped as much dirt from the bed-rock as could half fill a flour sack, and packing it on his back, washed it in the river, panning out \$800 for his trouble. The four hundred and fifty acres, by such holes, shafts and tunnels, have been thoroughly prospected, and the whole ground found to be rich almost beyond calculation. This company has brought its water thirty-five miles, through the hills, and by tunnels under the hills, and by pipes across depressions. The diameter of their pipe is twenty-four inches, and in eight miles they have laid seven hundred tons of iron. Their ground is so easily moved that they are enabled to run off a large amount of material, and the claim is well opened for operations. The company is contemplating erecting another pipe of similar capacity to the one they now own, and as their ditches and tunnels are of sufficient size for treble the amount of water, they will be able to run three six-inch streams, instead of one. A few days ago I saw them clean up the boxes from the head, one-third down the line of sluices, when they took out \$6,000 of a fine quality of course gold, the partial result of twenty-three days labor. This amount came from less than half an acre of ground, which did not average over twenty feet in depth, and without scraping the bed-rock, on which it is calculated, two-thirds of the gold yet remains. Your correspondent scraped eight pansful from the bed-rock in various places with results running from \$4 to \$16.26 to the pan. Four of the pans out of the eight realized over \$8 each, and as the gold was picked up weighing \$27.40 and several from \$5 to \$15. The gold scattered over the bed-rock and in the crevices was visible to the eye in walking over it. This ground is not shallow but it is not so rich as some of the ground which only have prospected. The company is running a tunnel in drift ground from which they are taking \$10 to the car-load—say to the ton of gravel. It is calculated that the half-acre which they are now washing, when the bed-rock is scraped and the whole line of sluices cleaned up, will yield not less than \$20,000. This is at the rate of \$40,000 per acre, and if this half-acre were an average, which it is not, the gross yield of this claim to be realized in the next twenty or thirty years, perhaps longer, would be \$18,000,000. This class of mining, though in its field of precious metal the most important in the State, is very little known to the general public. It is not from the gold quartz mines, but from the hydraulic mine, such as the North Fork, the Spring Valley, the Cherokee, and fifty other large and small companies that the great bulk of California gold will come in the next century.

WHERE DO THEY GO?

The puzzle to every one is, "What becomes of all the immigrants?" After the opening of the Japanese immigration, this city has been informed that an executive committee held quite a discussion as to the manner of conducting the labor supply side of the Bureau. Some of the committee contended that if the Bureau should attempt to supply labor to all who would apply, and should advertise to that effect, the city would be overrun with idle people, who would be thus called here to find labor in greater numbers than could be supplied. Being thus thus disappointed, the Bureau would be justly charged with deception and the city would be injured in her fair name; that the benevolent associations of the city would be called upon to do the greater work of providing for the poor than they would be able to do. These members of the committee thought that the business of the Bureau should be confined to looking up land for sale and rent and showing to immigrants where these lands were to be found. It was finally determined by the committee to embrace both objects in the work of the Bureau, but to be cautious and go slow on the labor question, so as to decide no one by undertaking to furnish them labor when no labor was to be had. To the disappointment and surprise of all the members of the committee, the office of the Bureau was hardly opened and ready to commence its work before the laboring men and farm hands began to pour in by the dozen, and many of the orders were from thirty to forty men, and the wages offered were from \$30 to \$40 per month. The immigration has continued to pour into the State with unabated rapidity, but the orders for laborers up to this time come much more rapidly than the laborers to fill them. The bulk of the demand for labor is from the farming districts, and the labor market is in work on the farm. Of all other classes there is more than a supply. Too many of the immigrants have been brought up in the towns and cities and are not prepared to do the present demand for labor in this State, but all classes are absorbed with a rapidity that is surprising. No more idle men are to be seen on our streets than before the immigration commenced this spring; all find something to do if they try, and when once at work they are so identified with the busy workers that their presence is not noticed. While there is a great deficiency of farm hands to do the labor on the farms, there is a greater deficiency of women to do housework in private families in this country. The great number of orders for women to do housework shows how thoroughly tired our people are of Chinese as domestic help, and how eager they are to have women to take charge of their households. —Record-Union, June 1th.

CINNABAR IN SAN BENITO.

The Hollister Enterprise of recent date, thus refers to its mineral resources: "The mineral wealth of San Benito county has been the subject of much discussion, and success attending the development of the Stanton mines, in the Coast range, a few miles west of Hollister, has stimulated prospecting in that direction. J. A. Owens and some other parties have lately discovered what promises to be an immense deposit of cinnabar on the slope of Shelly Peak, a mile or so west of the Stanton mines. Large quantities of the decomposed metal are found on the surface of the ground, and in places where the finders have sunk a few inches they found unmistakable evidences of the existence of the pure metal. There is now scarcely any room to doubt that that section of the mountains is rich in cinnabar, and that the Hollister mine will be the second New Almaden of the State.

Owens also showed us some very fine specimens of coal croppings, which he found in the headwaters of the San Benito. There is no question about its being genuine coal, and Owens has strong reasons for the conviction that there are large beds of it in that locality. He intends commencing the work of development, on both the coal and cinnabar prospects, immediately. We hope the result may be more than meet his sanguine expectations.

SCARCITY OF LABORERS.

From every direction comes the cry for laboring help, and even mechanics. From this section there stands an order for over 175 laborers, on the books of the immigrant office at Sacramento, which cannot be filled. Even blacksmiths and harness-makers are hard to find. The following extract from a letter to A. Bullard shows where the evil exists: "We are doing our best to fill all your orders, but find it very difficult to get men enough. Many of the men who want work have not means to pay their way to your place, and we have to give to those near by wanting them. We find it very difficult to induce immigrants to stop this side of the mountains. Many of those who apply for labor have been to San Francisco, spent all their money and have found their way back, and if they had the means would have gone right on East again. We have started a blacksmith for your place, but it is doubtful if he reaches you. The iron maker we have been unable to find. We could send a hundred men out to-day to fill orders on our books if we could get them. Fourteen car-loads came in to-day, and nearly all went straight on to San Francisco." —Chico Enterprise.

THE CROPS IN RUSSIAN AND SONOMA VALLEYS.

A correspondent, who has recently passed over the North Pacific Railroad, writes as follows to the *Bulletin*: "The crops along the road in both these valleys look exceedingly well. The hay crop is fully up to the average, and so with small grain, although recently some heavy north winds have threshed out a considerable quantity of grain. The wheat, which was so ripe that it ought to have been cut some time since. The farmers, however, do not complain much, and are well satisfied with the yield."

LAKE COUNTY FOR IMMIGRANTS.

The following is an extract from an article appearing in the *Lake County Bee*, upon the inducements which that county affords for settlement by immigrants:

Possibly Lake is an exceptional case among the mountain counties, and her claims to a share of the increase of population do not consist of sufficient to be regarded. Lake is a mountainous country, diversified with many small valleys. While many of its hills are covered with chemical, they yet contain valuable minerals. Other hills are covered with a fine growth of pine, both yellow and sugar spruce and fir, affording an abundant supply of timber of all sorts for all purposes. Particularly are we favored in respect to sugar pine timber in the northwestern portion of this county, towards Gravelly valley, where there are some fine townships of unsurveyed Government land, with but few settlers on it at present, which hundreds might occupy would they but go and take it up. In process of time, and at a time at that, the sugar pine land will be of great importance. Again, the farming lands of Lake, though limited in extent, and generally unsurveyed and entered land, are never affected by droughts, and are sure to bring crops, and have a productive soil particularly for wheat and barley. Near the lake, corn, beans and potatoes grow remarkably well, and farms bordering the lake, although not for sale that we are aware of, still may be leased from year to year. It is reasonable to assume that affording the renter an opportunity to look about and fix himself permanently.

The wool-growing interest of this county is steadily increasing in magnitude, and in the quantity and quality of the wool exported. The unsurveyed, barren hill lands, lying distant from the lake, afford ample range for thousands of sheep, and in time, as these ranges are subdivided by pre-emption, they will be more carefully grazed, and then forty acres will be made more productive than eighty is now. Hop-growing, wherever there is sufficient moisture, is a remarkably remunerative industry in this county. Hops, raised here, are of the staple. Allowed to run in cool pastures, in the shades of great oaks till harvest time, then turned in on stubble and fattened, finally sold in the fall at 5¢ to 6 cents on the foot for seed, and the grower is enabled to clear on the last capital. Chickens, owing to the presence of lime in the soil, are very productive, eggs having been long recognized as "Lake county currency." In fine, there are many valuable acres of land unsurveyed but claimed, and many more unsurveyed and not claimed, awaiting the claimant; many acres held by private parties of San Francisco, that are offered on easy terms. Plenty of land that can be leased for good crops of grain, and for five farm laborers at \$40 a month says: "I want good, sober, steady men not afraid to work, who will buy a good farm, and bring the whole time of harvest. If not, I do not want them." Such are the laborers in demand, and we would say to many of the immigrants who are coming here to go into business, if you have a good farm, and are to their interest to accept situations, for the present, with good, responsible parties, rather than spend much time and money in running about to find what they came for. By the time they will become acquainted with the customs of the people, and the way they propose to make their future homes, they will be acquainted with individuals willing and able to advise and assist them, and will in fact find the shortest and best road to wealth. If you have a good farm, and are in a desirable neighborhood, you will learn where you can do so sooner by going into a good agricultural section and working for wages three or four months, than by traveling about for a year, and spending the money you will need to pay for that farm with. The man that shows a disposition and ability to help himself will always find a plenty of friends to help him, and the general and almost universal feeling of the people is to the one suggested. —Sacramento Record-Union.

Notwithstanding the fact that our citizens sustained such severe losses in stock during the winter of 1873-4, they are rapidly recovering from the crippled condition in which that event-to-be remembered winter left them. Cattle, sheep and horses have been driven to supply the places of those which perished, and we still hear of orders that intend to come during the coming season. It is not likely that another hard winter would prove so disastrous to stock men as did the one above referred to; for should it occur, which is not likely to be the case once hardly in a half century, it will find them everywhere better prepared to meet it. Large quantities of hay are cut and stored every year, and the danger of the country being again overstocked, as it was in the year 1873. Men whom it was supposed were entirely broken up have gone to work earnestly, and by indomitable courage and perseverance are again accumulating property, and are now in a position to be to a great extent overcome the present season by the shipment of wool, which brings a fair price, and of which we have a large crop. Emigration is pouring into our country, and the number of laborers is increasing. There are a steady, industrious and enterprising class of people. Our assessment roll footed up last year over one million dollars, and this year will be still greater. Out of our population are less than in most counties in the State. We have a honest and efficient set of county officials who unite with each other in trying to run the county government on a cheap and economical basis. We have, comparatively speaking, a great deal of good land, and our country scrip is now worth one hundred cents on the dollar. Aside from the swamp land monopoly that exists here, which is keeping settlers off of a large portion of our best land, we have no taxes, and are entirely free from rings and guilds.

AFFAIRS IN MODOC COUNTY.

The Independent, of the above county remarks as follows, concerning its business situation:

Notwithstanding the fact that our citizens sustained such severe losses in stock during the winter of 1873-4, they are rapidly recovering from the crippled condition in which that event-to-be remembered winter left them. Cattle, sheep and horses have been driven to supply the places of those which perished, and we still hear of orders that intend to come during the coming season. It is not likely that another hard winter would prove so disastrous to stock men as did the one above referred to; for should it occur, which is not likely to be the case once hardly in a half century, it will find them everywhere better prepared to meet it. Large quantities of hay are cut and stored every year, and the danger of the country being again overstocked, as it was in the year 1873. Men whom it was supposed were entirely broken up have gone to work earnestly, and by indomitable courage and perseverance are again accumulating property, and are now in a position to be to a great extent overcome the present season by the shipment of wool, which brings a fair price, and of which we have a large crop. Emigration is pouring into our country, and the number of laborers is increasing. There are a steady, industrious and enterprising class of people. Our assessment roll footed up last year over one million dollars, and this year will be still greater. Out of our population are less than in most counties in the State. We have a honest and efficient set of county officials who unite with each other in trying to run the county government on a cheap and economical basis. We have, comparatively speaking, a great deal of good land, and our country scrip is now worth one hundred cents on the dollar. Aside from the swamp land monopoly that exists here, which is keeping settlers off of a large portion of our best land, we have no taxes, and are entirely free from rings and guilds.

Mr. Joseph Neuman, the indefatigable laborer for the silk interests of California, is now feeding a very large stock of worms, with a view to protect something that he represents, at the approaching Centennial Exhibition, proofs of California's capacity for producing this material. By invitation we visited Mr. Neuman's place at 1142 Tolman street, and inspected some millions of silk worms now in three feedings. He is fitting up racks for holding about 300 feeding frames, about half of which are already in their places and occupied by the silkworms, and the other half are being put in place. The worms are placed upon the feeding frames, and as their advanced growth or other circumstances demand, they are transferred to the next frame, and the worms taking to these are transferred in this condition. Mr. N. and his family are attentive and judicious keepers to their interesting stock. He expects to produce about 1,000 pounds of cocoons the present season. —Rural Press.

PETALUMA.

Concerning this thriving town, a correspondent of the *Examiner* of June 3d, says: "A marked improvement in our town has taken place during the past two days, in the way of new buildings, additional business houses, increase of population, and a very perceptible increase in business every character. A good healthy tone prevails throughout, and the people feel contented, and they are confident that their condition could not be improved by migrating to any other part of the coast."

COPPER AND QUICKSILVER.

The Trinity Journal has the following mining intelligence of its country:

Ten or twelve years ago a copper lode was discovered in Trinity Center district, about four miles from the car place, and on the opposite side of the river. Several shafts were sunk along the ledge to the depth of thirty or forty feet, but could not be sunk deeper on account of water. From these shafts rich ore was taken and many large pieces of almost pure copper were found. The lode, finding it impossible to work the lode through shafts, started a tunnel with which they expected to tap the vein 200 feet below the surface, in running a distance of 250 feet. This tunnel was in very hard rock—so hard that more than one foot a day could be made. Expenses were so heavy that the owners were compelled to abandon the project after the tunnel was in a distance of 140 feet. Since the tunnel has been done at the mine. Recently John Martin, Armentrout, Trotter and others have relocated the lode and tunnel right, and intend to run the tunnel to the ledge. Provisions, tools, powder, fuse, etc., for three months, have been ordered, and the mine, and operations will commence at once.

James Mulligan was in this week, and informs us that everything in the Cinnabar district is prospering. Lyle H. Havitt is returning about 40 tanks of quicksilver per week, having already shipped 200 tanks. They have been unable to procure tanks enough, and are compelled to make troughs from logs in which to put the quicksilver as it comes from the mine. Mulligan is taking out from seven to eight tons of concentrated ore per week. H. C. Witt is working his claim, while Superintendent Dickie has started on the Bonanza mine, on the east side of Crow creek.

THE KIND OF WOMEN WANTED.

In one of the letters to the Bureau of Information a lady expresses in a few words the kind of women in demand for housekeepers in this State. The writer says:

"To a sensible woman that is honest and industrious, and capable of taking entire charge of the family—should I wish to make a visit away from home at any time, a pleasant and permanent home is offered, with good wages." This is the purpose of nearly every order for domestic help, and it shows the general and almost universal feeling of every housewife and mother of a family in the State. All other kinds of help in the house are employed merely as a matter of necessity, and would be discharged the instant that it were possible to obtain such help as above, so well and so briefly described. Another writer ordering twenty-five farm laborers at \$40 a month says: "I want good, sober, steady men not afraid to work, who will buy a good farm, and bring the whole time of harvest. If not, I do not want them." Such are the laborers in demand, and we would say to many of the immigrants who are coming here to go into business, if you have a good farm, and are to their interest to accept situations, for the present, with good, responsible parties, rather than spend much time and money in running about to find what they came for. By the time they will become acquainted with the customs of the people, and the way they propose to make their future homes, they will be acquainted with individuals willing and able to advise and assist them, and will in fact find the shortest and best road to wealth. If you have a good farm, and are in a desirable neighborhood, you will learn where you can do so sooner by going into a good agricultural section and working for wages three or four months, than by traveling about for a year, and spending the money you will need to pay for that farm with. The man that shows a disposition and ability to help himself will always find a plenty of friends to help him, and the general and almost universal feeling of the people is to the one suggested. —Sacramento Record-Union.

CROP LANDS.

The Fresno Reporter says that there is yet a considerable quantity of public land in Fresno county open to pre-emption:

Some of this land lies on the plains and much of it is in the foot-hills of the Sierras and in the valleys of the Diablos mountains. The large tracts of land held by speculators can be generally purchased at from \$3 to \$10 per acre. All this land will produce every species of grain and vegetables when the winter rains are sufficient and seasons and with irrigation will produce abundantly any season. A system of irrigation will, at some day, furnish all the crops that are now produced in this county. In view of the facts mentioned, we would advise some of the many immigrants who are arriving on this coast, if they are possessed of a little money, to go to the foot-hills, and come here and settle. If at all ingenious they can soon dig wells and rig up windmills, and then prepare the soil and plant a profitable garden. One good mill and well will furnish water sufficient to irrigate five or six acres of land; and as vegetables can be grown in this country at any season of the year, there need be but little cost attending the first year's living, if any. Four acres of ground will furnish all the vegetables a family will require, besides furnishing sustenance for a cow, two or three pigs, and a number of chickens and turkeys. The cost of a mill and well to an industrious and ingenious person is not more than \$100. There is no locality in the State that we know of that offers better inducements to the class of people mentioned than Fresno county does.

MANY CROPS IN ONE YEAR.

On the subject of more than one crop in one year, the *Los Angeles Herald* says: "Mr. Cook of San Mateo states that three years ago he sowed a large tract of land in barley, and that he has cut two valuable crops, the second yielding fifty-four bushels per acre, and that the crop is payable this season. It is in fact, the only land we see of the volunteer crop of the second year twenty-five per cent. better than the crop first taken from the land. "The Los Angeles Herald" in an article on this subject says, that this is a thing remarkable in the valleys of Southern California, though it will seem so to people in the East. The volunteer crop in Los Angeles valley is often better than the first crop. It is frequently found that the ground after the wheat or barley is harvested and good crops raised. We know of instances where ten crops of alfalfa have been cut within a year with an average of one and a half tons per acre at each cutting. One gentleman informs us that he has cut over a ton of alfalfa per acre from his field each month in the year. This can only be done on land which is kept well irrigated. The fact is, there is no limit to the productions that can be raised in this valley when water is abundant."

CALIFORNIA ROSES.

Santa Barbara now puts in a plea for the largest rose. Less than a year ago Dr. L. N. Dimmick placed in his grounds a rose plant, the King of Noisettes, Marechal Niel. This has produced over a trail of arching vines of his garden walls. Within the last six days a shoot some three feet in length has grown from the foot of this trellis. On this stalk, surrounded by half a dozen vigorous buds, hangs to-day a cluster of roses of the world in size and perfection. The Marechal Niel is a cupped variety of rose, having a lemon tint and with a delicate and delightful perfume. This rose is 16½ inches in circumference, its stem is 1½ inches in diameter, and the measurement in various directions from tip to tip of petals is over six inches! The depth of the rose is fully three inches. This, we claim, is the largest rose on record. The land, or much of it, is owned by Dr. Dimmick—113 buds on a rose tree of the La Marque variety. A common felt hat covered the space in which were counted the above number of buds.—Santa Barbara Press.

SAN DIEGO COUNTY.

The San Diego World, of May 19th, says that in its county there is room for a great many persons on the virgin land. A small sum in hand will secure large returns if properly applied. The land, or much of it, can be homesteaded, or entered, or bought at low prices. No county in the State offers better inducements in this line. If the immigrant is careful of his little stock of money in hand, and will invest a piece of land of 100 acres, which is his right, the money will put him up a small house, buy a horse or two, furnish his agricultural implements, and put him in a position to live, and live quite easily, and well within a few years.

If he shall, however, elect to wait round the towns till his money is exhausted in boarding and other needless expenses, he may find it almost as difficult to get on his feet again, as at the East. His first duty to himself is to guard against this sort of a thing.

POTATOES.

There are many fine fields of potatoes raised high up in the mountains—on the ridges above Nevada and over in Placer county—without irrigation, and we are pretty sure it can be done on the highest ridges above here, but if irrigated at all, a tenth of the money that is now expended in the necessary is better than none.—Grass Valley Tidings.

THE FOOT-HILLS FOR FRUIT.

California has obtained a world wide reputation as a fruit producing country, and, as a State, she probably excels in this respect any other State in the world. Not only are all the harder fruits of temperate climates raised within her borders in great perfection, but the semi-tropical fruits are also produced in great abundance and equal perfection. All these fruits grow well in nearly all the valleys of the State from Siskiyou to San Diego, and return a handsome profit to their cultivators, but experience demonstrates the fact that, although the valleys are good for fruit, the foot-hills both of the Sierra Nevada and Cost Range mountains, are much better. Both the climate and soil of the rolling country leading from the foot-hills to the mountains is so much better adapted to fruit culture than the valleys themselves. All fruit raised on these rolling lands has a closer meat and a finer flavor than the same varieties raised in the valleys below. The apple is more juicy, the flesh harder and much more longer. The apple of the foot-hills is also more highly colored, and if not larger is equally as large and fair. The foot-hills seem to be the natural home of the prunes, the plums and the peach; in no other portion of the State does the grape grow so perfectly, either for wine or for raisins, as in the rolling country called the foot-hills. In the counties of Nevada, and a portion of Butte, Placer, Nevada, in Arizone, Fresno, Yuba, and Calaveras are thousands of acres of land, now considered of but little value, that but a few years hence will be covered with orchards and vineyards that will pay for themselves, and return a greater profit than the best grain land in the State. For small fruits, too, such as cherries, blackberries, raspberries and strawberries, the foot-hills are peculiarly adapted. These small fruits grow in the foot-hills of the State superior to any grown in the valleys. All the semi-tropical fruits, such as oranges, lemons, and olives, can be raised in the foot-hills of all the counties named in as good a soil, and in as good a climate, as that which is wanted is that the trees be planted and taken care of, and time will bring the fruit. In the foot-hill regions land is cheap—so that men of small means can make a good thing and grow up with his place and the country about him.

The market, too, for all fruit grown in this section of the country is always good. The mining towns both of this State and of the adjoining State of Nevada furnish at all times a great market for all kinds of fruit, and these localities pay a better price than the seaport markets. Taking all things into consideration, and knowing as we do of the country and its resources and capabilities, if we were going to locate for the fruit business in connection with general farming, we should go to the foot-hill country.—Record-Union.

The market, too, for all fruit grown in this section of the country is always good. The mining towns both of this State and of the adjoining State of Nevada furnish at all times a great market for all kinds of fruit, and these localities pay a better price than the seaport markets. Taking all things into consideration, and knowing as we do of the country and its resources and capabilities, if we were going to locate for the fruit business in connection with general farming, we should go to the foot-hill country.—Record-Union.

The market, too, for all fruit grown in this section of the country is always good. The mining towns both of this State and of the adjoining State of Nevada furnish at all times a great market for all kinds of fruit, and these localities pay a better price than the seaport markets. Taking all things into consideration, and knowing as we do of the country and its resources and capabilities, if we were going to locate for the fruit business in connection with general farming, we should go to the foot-hill country.—Record-Union.

CROP LANDS.

The Fresno Reporter says that there is yet a considerable quantity of public land in Fresno county open to pre-emption:

Some of this land lies on the plains and much of it is in the foot-hills of the Sierras and in the valleys of the Diablos mountains. The large tracts of land held by speculators can be generally purchased at from \$3 to \$10 per acre. All this land will produce every species of grain and vegetables when the winter rains are sufficient and seasons and with irrigation will produce abundantly any season. A system of irrigation will, at some day, furnish all the crops that are now produced in this county. In view of the facts mentioned, we would advise some of the many immigrants who are arriving on this coast, if they are possessed of a little money, to go to the foot-hills, and come here and settle. If at all ingenious they can soon dig wells and rig up windmills, and then prepare the soil and plant a profitable garden. One good mill and well will furnish water sufficient to irrigate five or six acres of land; and as vegetables can be grown in this country at any season of the year, there need be but little cost attending the first year's living, if any. Four acres of ground will furnish all the vegetables a family will require, besides furnishing sustenance for a cow, two or three pigs, and a number of chickens and turkeys. The cost of a mill and well to an industrious and ingenious person is not more than \$100. There is no locality in the State that we know of that offers better inducements to the class of people mentioned than Fresno county does.

MANY CROPS IN ONE YEAR.

On the subject of more than one crop in one year, the *Los Angeles Herald* says: "Mr. Cook of San Mateo states that three years ago he sowed a large tract of land in barley, and that he has cut two valuable crops, the second yielding fifty-four bushels per acre, and that the crop is payable this season. It is in fact, the only land we see of the volunteer crop of the second year twenty-five per cent. better than the crop first taken from the land. "The Los Angeles Herald" in an article on this subject says, that this is a thing remarkable in the valleys of Southern California, though it will seem so to people in the East. The volunteer crop in Los Angeles valley is often better than the first crop. It is frequently found that the ground after the wheat or barley is harvested and good crops raised. We know of instances where ten crops of alfalfa have been cut within a year with an average of one and a half tons per acre at each cutting. One gentleman informs us that he has cut over a ton of alfalfa per acre from his field each month in the year. This can only be done on land which is kept well irrigated. The fact is, there is no limit to the productions that can be raised in this valley when water is abundant."

CALIFORNIA ROSES.

Santa Barbara now puts in a plea for the largest rose. Less than a year ago Dr. L. N. Dimmick placed in his grounds a rose plant, the King of Noisettes, Marechal Niel. This has produced over a trail of arching vines of his garden walls. Within the last six days a shoot some three feet in length has grown from the foot of this trellis. On this stalk, surrounded by half a dozen vigorous buds, hangs to-day a cluster of roses of the world in size and perfection. The Marechal Niel is a cupped variety of rose, having a lemon tint and with a delicate and delightful perfume. This rose is 16½ inches in circumference, its stem is 1½ inches in diameter, and the measurement in various directions from tip to tip of petals is over six inches! The depth of the rose is fully three inches. This, we claim, is the largest rose on record. The land, or much of it, is owned by Dr. Dimmick—113 buds on a rose tree of the La Marque variety. A common felt hat covered the space in which were counted the above number of buds.—Santa Barbara Press.

SAN DIEGO COUNTY.

The San Diego World, of May 19th, says that in its county there is room for a great many persons on the virgin land. A small sum in hand will secure large returns if properly applied. The land, or much of it, can be homesteaded, or entered, or bought at low prices. No county in the State offers better inducements in this line. If the immigrant is careful of his little stock of money in hand, and will invest a piece of land of 100 acres, which is his right, the money will put him up a small house, buy a horse or two, furnish his agricultural implements, and put him in a position to live, and live quite easily, and well within a few years.

If he shall, however, elect to wait round the towns till his money is exhausted in boarding and other needless expenses, he may find it almost as difficult to get on his feet again, as at the East. His first duty to himself is to guard against this sort of a thing.

POTATOES.

There are many fine fields of potatoes raised high up in the mountains—on the ridges above Nevada and over in Placer county—without irrigation, and we are pretty sure it can be done on the highest ridges above here, but if irrigated at all, a tenth of the money that is now expended in the necessary is better than none.—Grass Valley Tidings.

CALISTOGA REAL ESTATE COMPANY.

Calistoga, with a population of about 800 persons, is a village watering place at the head of the valley of Napa, in California. It is four hours travel north of San Francisco by steamboat and rail.

Its shipping port is Vallejo, on the bay of San Francisco, forty miles distant by rail. It lies at the head of the most charming valley in the State. Here flourish in luxuriance the vine and the fig tree, the almond and the olive, the lemon and the orange. There the tropical plant spreads its fan like branches to the summer skies. The climate is seductive. It knows extremes. The occasional frost only serves, at early morn, to powder the grass with varied elegance.

THE BEAUTIES OF NAPA.

In traversing this thirty-seven miles of fertile land, the eye never wearies. If one ascends the sides of the leafy mountains that bound the valley on either side, whether looking up the valley or down, and from whatever point of view, the scene is one of ravishing beauty. Mounting the summit of St. Helena which towers over all far to the east the snowy Nevada looms before the view; and to the west spreads the Pacific ocean with its winged ships and white sails. To the north the great Sierras loom up, their stately trees turning to shrubbery, and Clear Lake, in its pride of place, dwindled to a mill dam.

THE WARM SPRINGS.

From the beauties of Calistoga we turn to its other attractions. The estate covers 2,000 acres of fertile land. Its warm springs are crowded with invalids, who flock to its healing waters, and who return cured of their rheumatism, their dyspepsia, their torpid livers and their tender kidneys. The medicinal elements of the hot springs are principally iron, magnesia and sulphur. In this climate, the season of watering places is prolonged.

By consulting a map it will be apparent that Calistoga is destined to be a commercial town of importance. It is the centre to which converge innumerable highways, leading to many of the richest cultivated valleys of California.

